



City of El Paso – City Plan Commission Staff Report

REVISED

Case No: SURW14-00007 Fairway Circle Right-of-Way Vacation
Application Type: Right-of-Way Vacation
CPC Hearing Date: January 29, 2015
Staff Planner: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov
Location: North of Fairway Circle and East of Vista Del Monte St
Acreage: 0.116 acres
Rep District: 8
Existing Use: Street right-of-way
Existing Zoning: R-1 (Residential)
Proposed Zoning: R-1 (Residential)
Property Owner: El Paso Country Club Inc.
Applicant: El Paso Country Club Inc.
Representative: El Paso Country Club Inc.

SURROUNDING ZONING AND LAND USE

North: R-1 (Residential) / Golf Course
South: R-1 (Residential) / Single-family homes
East: R-2/sc (Residential/special contract) / Single-family homes
West: R-1 (Residential) / Single-family homes

PLAN EL PASO DESIGNATION: O1, Preserve/G3, Post-war

APPLICATION DESCRIPTION

The applicant is proposing to vacate a 3' to 5' wide strip of Fairway Circle right-of-way, approximately 1,139' in length (0.116 acres), which is outside of their existing property line in order to construct a wall and preserve existing trees along the southern edge of the golf course.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 200 feet of the subject property and within the original subdivision on January 15, 2015. The Planning Division did receive two phone calls from residents asking for information about the project.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Fairway Circle Street Vacation subject to the following conditions:

Planning Division Recommendation:

Staff recommends **approval**.

Planning and Inspections Department - Land Development

We have reviewed subject plats and recommend **Approval**.

1. Any proposed boundary walls or improvements shall not impede street storm-water runoff from entering the subject property through the use of adequate openings.

Parks and Recreation Department

We have reviewed **Fairway Circle – Street Vacation**, a survey map and offer “No” objections to this proposed easement vacation request.

El Paso Water Utilities

The El Paso Water Utilities does not object to the proposed street vacation. There are no existing water mains, sanitary sewer mains or appurtenances within the portion of right-of way to be vacated.

El Paso Fire Department

No comments received.

Sun Metro

No comments received.

TxDOT

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

We do have an existing underground 3 phase line just west of the detail 2 that we would like retain a 10’ easement on the small strip being vacated.

Texas Gas Company

Texas Gas Service currently maintains existing natural gas facilities within the above-mentioned Fairway Circle right-of-way, however, the facilities, per Texas Gas Service records, do not conflict with the proposed section requesting to be vacated. Therefore, Texas Gas Service offers a conditional non-objection to the plans submitted that is subject to field verification of the utility. In addition, Texas Gas Service requests that applicant contact Texas811 prior to excavation and construction to locate utility facilities. In the event that field verification or line locates determine a conflict with the proposed street vacation, applicant, owner, and or its representative will be responsible for all costs associated to relocate any gas facilities.

El Paso Independent School District

No comments received.

Attachments

1. Location Map
2. Aerial Map
3. Survey
4. Survey close-up
5. Application

ATTACHMENT 1

FAIRWAY CIRCLE ROW VACATION

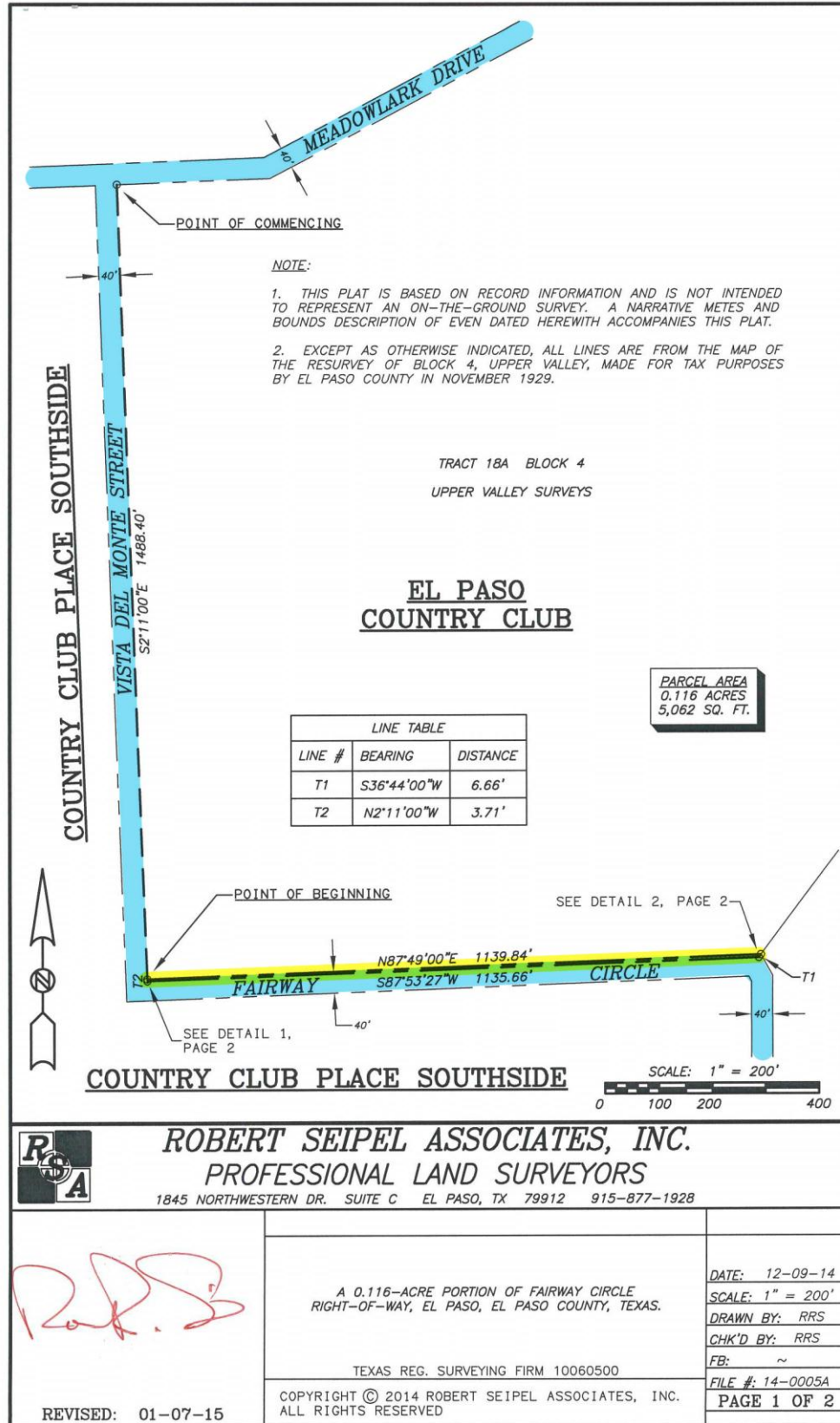


ATTACHMENT 2

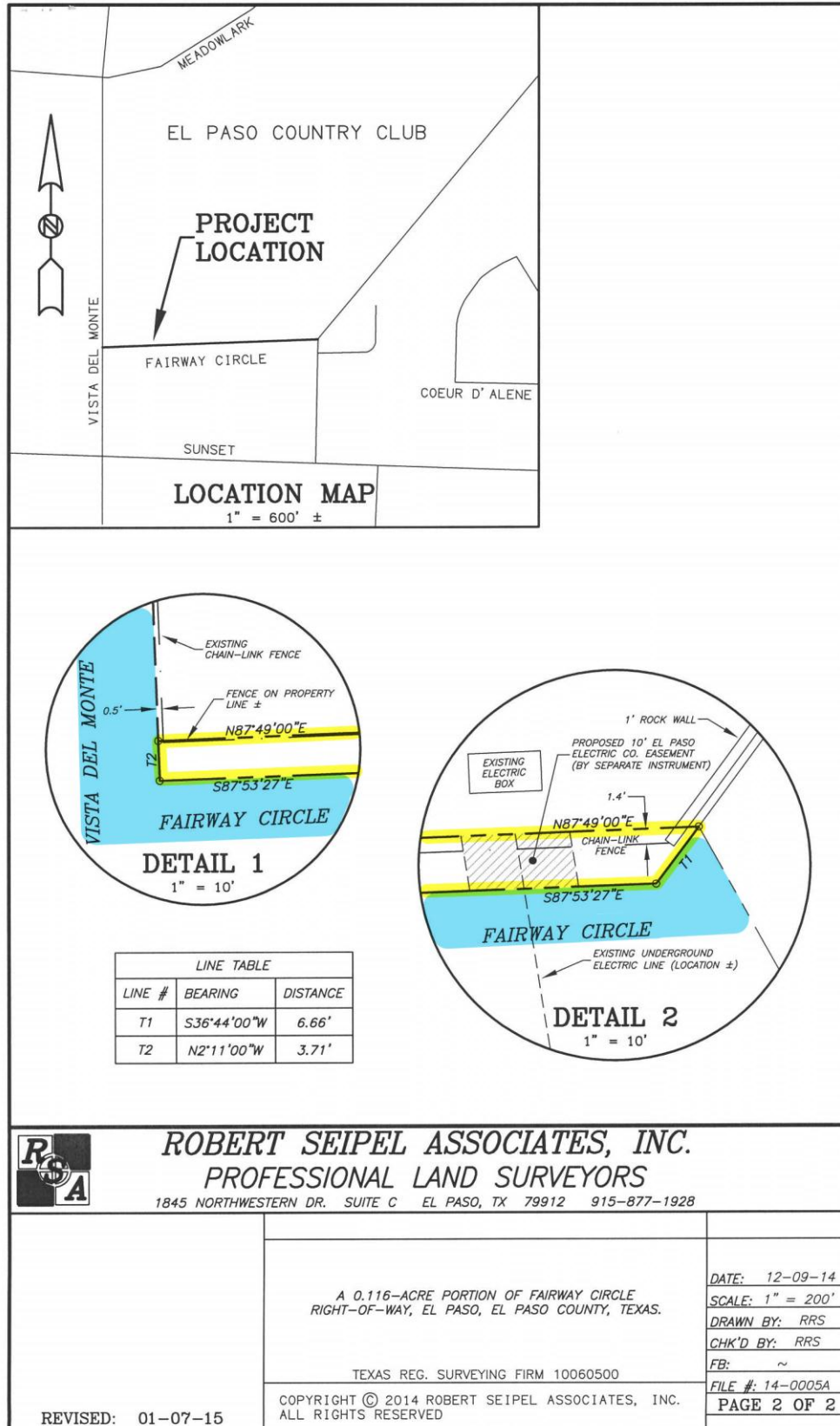
FAIRWAY CIRCLE ROW VACATION



ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5



CITY OF EL PASO, TEXAS
APPLICATION FOR VACATION PUBLIC EASEMENTS AND RIGHTS-OF-WAY

Date: 12,11,14 File No. SURW14-00007

1. APPLICANTS NAME El Paso Country Club
ADDRESS 5000 country club Pkce ZIP CODE 79922 TELEPHONE 915-584-1111

2. Request is hereby made to vacate the following: (check one)

Street ☒ Alley ☐ Easement ☐ Other ☐

Street Name(s) Fairway Subdivision Name _____

Abutting Blocks _____ Abutting Lots _____

3. Reason for vacation request: _____

4. Surface Improvements located in subject property to be vacated:

None ☐ Paving ☐ Curb & Gutter ☐ Power Lines/Poles ☐ Fences/Walls ☐ Structures ☐ Other ☐

5. Underground Improvements located in the existing rights-of-way:

None ☐ Telephone ☐ Electric ☐ Gas ☐ Water ☐ Sewer ☐ Storm Drain ☐ Other ☐

6. Future use of the vacated right-of-way:

Yards ☐ Parking ☐ Expand Building Area ☐ Replat with abutting Land ☐ Other ☐

7. Related Applications which are pending (give name or file number):

Zoning ☐ Board of Adjustment ☐ Subdivision ☐ Building Permits ☐ Other ☐

8. Signatures: All owners of properties which abut the property to be vacated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).

Signature	Legal Description	Telephone
<u>[Signature]</u>	_____	<u>915-637-4578</u>
_____	_____	_____
_____	_____	_____

The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Vacations and that no action on processing will be taken without payment of the non-refundable processing fee. It is further understood that acceptance of this application and fee in no way obligates the City to grant the Vacation. I/We further understand that the fee, if the Vacation is granted will be determined by the City of El Paso and a Certified or Cashier's Check must be presented before the request will be recommended for Council action.

The undersigned acknowledges that he or she is authorized to do so, and upon the City's request will provide evidence satisfactory to the City confirming these representations.

The granting of a vacation request shall not be construed to be a waiver of or an approval of any violation of any of the provisions of any applicable City ordinances.

**Effective September 1, 2014, a 3% technology fee has been added to all Planning application fees.*

OWNER SIGNATURE: _____

REPRESENTATIVE: _____

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085